

PB# 97-23

VERLA INTERNATIONAL

4-3-13.1

97 - 23

VERIA INTERNATIONAL SITE PLAN
RT. 300 (HILDRETH)

Approved 2/3/99

Wilson Jones • Carbonless • S1054 NCE Duplicate • S1657 NCL Triplicate
© Wilson Jones, 1989

DATE 7/2/97 RECEIPT NUMBER 97-23
RECEIVED FROM Verla International, Ltd.
Address 463 Temple Hill Rd. - New Windsor
Seven Hundred Fifty 00/100 DOLLARS \$ 750.00
FOR S. P. Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	750	-	CASH		
AMOUNT PAID	750	-	CHECK	# 9912	
BALANCE DUE	- 0 -		MONEY ORDER		

BY Maryl Mason, Secretary

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12553

General Receipt

Received from Verla International Ltd. July 2 19 97
One Hundred and 00/100 DOLLARS \$ 100.00
For Planning Board Application Fee #97-23

DISTRIBUTION:

FUND	CODE	AMOUNT
CL 809911		100.00

By Dorothy H. Hansen
Town Clerk
TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Wilson Jones • Carbonless • S1054 NCE Duplicate • S1657 NCL Triplicate
© Wilson Jones, 1989

DATE Jan 12, 1999 RECEIPT 037470
RECEIVED FROM Verla International
Address _____
One Hundred 00/100 DOLLARS \$ 100.00
FOR P.B # 97-23

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	# 013785	
AMOUNT PAID			CHECK	100.00	
BALANCE DUE			MONEY ORDER		

BY Town Clerk
Dorothy H. Hansen
sh

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/02/99

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 97-23

NAME: VERLA INTERNATIONAL, LTD AMENDED SITE PLAN
APPLICANT: VERLA INTERNATIONAL, LTD.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/02/99	PLANS TO BE STAMPED PER MIKE B	APPROVED
10/22/97	P.B. APPEARANCE . APPROVED SUBJECT TO MARK'S COMMENTS - REMOVE GATE	RETURN TO BOARD
07/23/97	P.B. APPEARANCE	REMOVE GATE: APPROVE
07/09/97	P.B. APPEARANCE . REMOVE GATE FROM SITE & PLAN - RETURN	LA;ND WVE PH RETURN
07/02/97	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/02/99

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 97-23

NAME: VERLA INTERNATIONAL, LTD AMENDED SITE PLAN
APPLICANT: VERLA INTERNATIONAL, LTD.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/02/97	REC. CK. #9912	PAID		750.00	
07/09/97	P.B. ATTY. FEE	CHG	35.00		
07/09/97	P.B. MINUTES	CHG	40.50		
07/23/97	P.B. ATTY. FEE	CHG	35.00		
07/23/97	P.B. MINUTES	CHG	36.00		
10/22/97	P.B. ATTY. FEE	CHG	35.00		
10/22/97	P.B. MINUTES	CHG	18.00		
11/10/98	P.B. ENGINEER FEE	CHG	303.50		
02/02/99	RET. TO APPLICANT	CHG	247.00		
		TOTAL:	750.00	750.00	0.00

Gave to L.R. 2/2/99

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/02/99

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 97-23

NAME: VERLA INTERNATIONAL, LTD AMENDED SITE PLAN
APPLICANT: VERLA INTERNATIONAL, LTD.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/19/98	APPROVAL FEE	CHG	100.00		
01/12/99	REC. CK. #013785	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00

RESULTS OF P.B. MEETING

DATE: October 22, 1997

PROJECT NAME: Walla Ind. - Amended PROJECT NUMBER 97-23

LEAD AGENCY: * NEGATIVE DEC:

M) S) VOTE: A N * M) S) VOTE: A N

CARRIED: YES NO * CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) 5 S) 14 VOTE: A 5 N 0 APPROVED: 10/22/97

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Walls Comments of 10/22/97

Remove fence Gate across roadway

VERLA INDUSTRIES AMENDED SITE PLAN (97-23) RT. 300

Mr. William Hildreth appeared before the board for this proposal.

MR. HILDRETH: This is a come back of an amended plan that was approved last in July, approved last July. In deference to the new planning board member, I can step back as far as you would care to have me to give you the history on this. The short story is the original approved amended plan included building addition which has been taken out. The only items that remain on this plan that were part of the approved plan are the parking improvements. I have revised the bulk tables accordingly so it's basically a big step backwards. There was a 14,000 square foot addition planned in the back of the main building, it has been taken out. The parking improvements to refresh your memory occur out in the front and wrap around the southeast corner and new entrance out onto Industrial Way that gives him a way in and a way out and few more parking spaces, few more parking spaces up front.

MR. PETRO: Chain link gate to be removed? Will that be removed? I know we went through that.

MR. HILDRETH: I knew that was going to come up. At one point in time--

MR. PETRO: Let me tell you this, I have no problem with the fence being there at all, myself, but we have other members.

MR. HILDRETH: It was put there as a matter of security, with the next plan that you see once that is built, the need for this may go away or it may be moved farther down the road, that was one of the things that was suggested at the last meeting when this was approved was that that gate could be moved down to the end of the road.

MR. PETRO: Who else uses the road?

MR. LANDER: What purpose would that serve if we moved it down to the end of the road?

MR. HILDRETH: End of the road is the end of the town right-of-way.

MR. LANDER: How far does the road extend beyond that?

MR. HILDRETH: Physical road, at the moment, a little bit.

MR. PETRO: Where the gate is now or where Ron's talking about at the end?

MR. HILDRETH: Where are you talking about?

MR. LANDER: At the end of the town road.

MR. HILDRETH: From the end of the town road, how far does the physical road extend, just a few feet, not far at all. It will extend farther in the near future, hopefully.

MR. PETRO: Town road?

MR. HILDRETH: No, no, physical road, town road stops where it stops and that is where it stops.

MR. PETRO: Somebody's planning on doing something, why don't they just remove it at this point?

MR. HILDRETH: That was part of what the previous approval was so--

MR. PETRO: Otherwise--

MR. LUCAS: You get a pre-approval before what were we going to do with the fence, we all agreed to do what?

MR. HILDRETH: It was supposed to be removed.

MR. LUCAS: Now we're going to still agree to be removed?

MR. HILDRETH: The consensus was the town road should not have the ability to be blocked by a private individual.

MR. LANDER: Exactly.

MR. PETRO: I guess this is just an easy one, in other words, he's not building the building.

MR. HILDRETH: No, it's a big step backwards basically.

MR. LUCAS: We don't have to take--

MR. HILDRETH: For the board's information, SEQRA was completed and public hearing was waived on this.

MR. PETRO: So all we're approving is the--

MR. HILDRETH: Parking out front.

MR. LUCAS: And you meet all the bulk, right?

MR. HILDRETH: Yes and I have revised the bulk table on the plans that you see so it reflects what needs to be and what will be based on the square footages on the property.

MR. PETRO: Why was the building removed, just out of curiosity?

MR. HILDRETH: They are going to build another one on the property directly behind, which is the next item on the agenda.

MR. PETRO: My question would have been answered if I just had been patient.

MR. LANDER: I would imagine the existing, or let's go to the back building existing warehouse, the handicapped spaces will be paved?

MR. HILDRETH: Yes.

MR. BABCOCK: They are there.

MR. HILDRETH: That building was part of a previous plan so that has all been taken care of.

MR. STENT: Make a motion we approve the revised site plan.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Verla Industries site plan on Temple Hill Road. We have taken lead agency, we have waived public hearing, we did the negative dec, so everything is all set so with that, any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

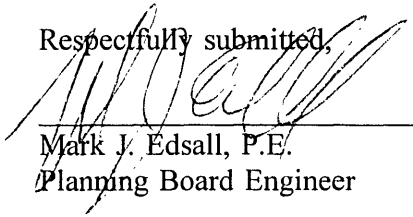
REVIEW NAME: VERLA INTERNATIONAL SITE PLAN AMENDMENT
PROJECT LOCATION: NYS ROUTE 300 (TEMPLE HILL ROAD)
SECTION 4 - BLOCK 3 - LOT 13.1
PROJECT NUMBER: 97-23
DATE: 22 OCTOBER 1997
DESCRIPTION: THE APPLICANT PROPOSES MODIFICATIONS TO THE PREVIOUSLY APPROVED SITE PLAN. A DIFFERENT VERSION OF THIS AMENDMENT APPLICATION WAS REVIEWED AT THE 9 JULY 1997 AND 23 JULY 1997 PLANNING BOARD MEETINGS.

1. The previous plans depicted a 14,000 square foot addition to the rear of the main building. In addition, related site improvements were proposed.

At this time, the Applicant indicates their desire to eliminate the building addition, and continue relative to the parking lot and site improvements at the front side of the existing site. I see no problem with this Proposal.

2. The chain link gate crossing Industrial Way, should still be indicated as removed, as per previous plans.
3. At this time I am aware of no reason why this revised application/plan could not be considered for Planning Board approval.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:VERLA3.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/22/97

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 97-23

NAME: VERLA INTERNATIONAL, LTD AMENDED SITE PLAN
APPLICANT: VERLA INTERNATIONAL, LTD.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	10/17/97	MUNICIPAL HIGHWAY	10/21/97	APPROVED
REV2	10/17/97	MUNICIPAL WATER	10/21/97	APPROVED
REV2	10/17/97	MUNICIPAL SEWER	/ /	
REV2	10/17/97	MUNICIPAL FIRE	10/21/97	APPROVED
REV1	07/10/97	MUNICIPAL HIGHWAY	10/17/97	SUPERSEDED BY REV2
REV1	07/10/97	MUNICIPAL WATER	10/17/97	SUPERSEDED BY REV2
REV1	07/10/97	MUNICIPAL SEWER	10/17/97	SUPERSEDED BY REV2
REV1	07/10/97	MUNICIPAL FIRE	10/17/97	SUPERSEDED BY REV2
ORIG	07/02/97	MUNICIPAL HIGHWAY	07/08/97	APPROVED
ORIG	07/02/97	MUNICIPAL WATER	07/03/97	APPROVED
ORIG	07/02/97	MUNICIPAL SEWER	07/10/97	SUPERSEDED BY REV1
ORIG	07/02/97	MUNICIPAL FIRE	07/08/97	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/22/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 97-23

NAME: VERLA INTERNATIONAL, LTD AMENDED SITE PLAN
APPLICANT: VERLA INTERNATIONAL, LTD.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/23/97	P.B. APPEARANCE	REMOVE GATE: APPROVE
07/09/97	P.B. APPEARANCE . REMOVE GATE FROM SITE	LA;ND WVE PH RETURN & PLAN - RETURN
07/02/97	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/22/97

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 97-23

NAME: VERLA INTERNATIONAL, LTD AMENDED SITE PLAN
APPLICANT: VERLA INTERNATIONAL, LTD.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/02/97	EAF SUBMITTED	07/02/97	WITH APPLICATION
ORIG	07/02/97	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/02/97	LEAD AGENCY DECLARED	07/09/97	TOOK LEAD AGENCY
ORIG	07/02/97	DECLARATION (POS/NEG)	07/09/97	DECL. NEG DEC.
ORIG	07/02/97	PUBLIC HEARING	07/09/97	WAIVE PUB. HEARING
ORIG	07/02/97	AGRICULTURAL NOTICES	/ /	

RESULTS OF P.E. MEETING

DATE: July 23, 1997

PROJECT NAME: Verla International S.P. PROJECT NUMBER 97-23

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.E.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A 5 N 0 APPROVED: 7-23-97

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Remove Gate -

Short length of Town Rd

REGULAR ITEMS:VERLA INTERNATIONAL SITE PLAN (97-23) RT. 300

Mr. William Hildreth appeared before the board for this proposal.

MR. HILDRETH: This is just briefly the 14,000 square foot addition in the back of the main building up front. Comments from last meeting received and addressed, minor change to the bulk table, had a bad number in there, minor revision to the loading requirements cause I either misread them or did them wrong, they are okay. Mark made a comment about parking. I looked at it again with him, it's okay, the count he just didn't add them up right, I guess. I did add note number 9 with respect to the striping because of the new paving and the old incorrect striping. Once it's done, it's going to be sealed and then striped properly, hopefully you'll get local people to do that and then the final thing I did was add this note about this chain link fence to be removed.

MR. LANDER: Gate, it would be better if it was a fence.

MR. HILDRETH: Exactly, when I spoke to the people at Verla about that, they understood completely and they sent this letter, I don't know if it made it to the file.

MR. PETRO: I have a letter from Verla, does everyone else have the letter?

MR. LANDER: I have a letter, yes, I gave it to Mike.

MR. PETRO: Did everyone read it because they bring up a good point, it may not be the Planning Board's problem.

MR. HILDRETH: I have some discussion, should it be read in first of all?

MR. PETRO: Read it in, first of all.

MR. HILDRETH: Addressed to the Town of New Windsor Planning Board, Attention James Petro Chairman: Gentlemen: With reference to your request to remove the security gate from the lower road of Industrial Way, we will be more than willing to comply. However, we feel it is important for you to know the reason we felt the structure was necessary. At great expense to Verla, we totally purged the area from materials that were illegally dumped on the lower road of our property. A substantial mount of raw garbage and building materials were constantly dumped at night and weekends and we were able to stop this illegal dumping by securing the area on off hours. If the gate is removed would it be possible to have the area patrolled so that we do not have a reoccurrence of this very serious problem. Thank you for your consideration. Robert Roth.

MR. LANDER: Why don't we take this chain link gate and put it down here cause this property line, if I am wrong, correct me, this property line is going to have entrance to his property down here. Anything that they dump behind that or on that town road I guess the town they probably own the property behind, right?

MR. HILDRETH: They do, they own to the west and also at the end of this road to the south, you know, they request to have it patrolled, I don't think the planning board is in a position to, but the point that they made and what I was wondering since it is a town road if this gate is removed and stuff's dumped on the town road, will the town remove it? And if that is possible, I think--

MR. PETRO: I think that is--

MR. LANDER: It's the town's responsibility to move it.

MR. PETRO: Of course.

MR. HILDRETH: They can provide another gate to their property if they wanted, even though it's a town road at night with no lights, you can get in with a dump truck and dump your tires, refrigerator and whatever.

MR. LANDER: It's the town's problem if they dump garbage, town is going to have to take care of it, they can gate from here and move it.

MR. BABCOCK: Mr. Chairman, has Bobby Rogers the fire inspector had any interest in the gate as far as fire protection?

MR. PETRO: We have fire approval on 7/8/97.

MR. HILDRETH: Prior to the addition of the note about removing the gate.

MR. BABCOCK: Mr. Roth has said that he would comply with removing the gate if the board wishes and he's telling us reasons why he doesn't want to. I do know that in the past we have had problems on that road and the other road same thing.

MR. PETRO: What else is down on that road other than access to Verla? Who else uses the road?

MR. BABCOCK: Nobody.

MR. PETRO: What's the problem with the gate? Why do we necessarily have to remove it? How about if there's another applicant or if there's another expansion, somebody else does something on that road, then the gate must be removed but until that time, why not leave it where it is?

MR. LANDER: You can't have a gate across a town road, simple, or else I'm going to put one up across my road.

MR. STENT: How far down does the town road go?

MR. HILDRETH: I believe it goes to the property line which is, well, actually, we did a lot line change, you have to extend this line here, so it just to the east of their entrance to this rear warehouse.

MR. LUCAS: You have on here chain link gate to be removed, remove it.

MR. LANDER: But they are asking here, they want us to

look at it again.

MR. PETRO: There is problems with people dumping, Mike.

MR. LUCAS: I understand that but if they are going to remove it--

MR. LANDER: This is their property, they should have a gate on their property just like they have over here.

MR. PETRO: How about if they move the fence down to the end of their property line and at that point--

MR. HILDRETH: I think as long as that would continue to protect whatever it is they were trying to protect, apparently they were able to turn into here, although I don't know that for sure, they must of had a reason for putting it here as opposed to here but I don't know what it was.

MR. LUCAS: Is that the truck outfit?

MR. LANDER: Whereabouts on this plan used to be a trucking outfit?

MR. HILDRETH: I don't know.

MR. PETRO: Where the fence is, even though it's on the town road, the town road does not service any other one other than Verla. Highway department does not have a problem, we have an approval on 7/8/97.

MR. BABCOCK: This plan says to be removed, just leave it.

MR. PETRO: The plan says to be removed, that is the one the highway department saw.

MR. HILDRETH: In light of the other things that have gone on with a site plan, I don't want to leave something on a site plan that indicates--

MR. PETRO: The plan was approved by the highway department on the original plan that showed the fence,

not this plan that we're looking at tonight, I want to get that straightened out so he didn't care whether it was there or not, I'm saying that the road at this time does not service anyone else other than these people so in reality, and I agree with Ron is saying how can you have a fence on a town road, sometimes reality supersedes the law, I mean.

MR. LANDER: Don't tell him that, he's an attorney.

MR. PETRO: You follow what I am trying to say?

MR. KRIEGER: Sometimes reality and theory are different and sometimes you have to go with reality.

MR. PETRO: Right, that is what I wanted to say, just that you have had schooling and I haven't.

MR. DUBALDI: I would like to see the fence removed because it crosses a town road.

MR. PETRO: Did you read the letter that they wrote?

MR. DUBALDI: Yes.

MR. DUBALDI: I'm only one member.

MR. LUCAS: The only other thing--

MR. PETRO: What about the garbage dumping though?

MR. DUBALDI: It's wrong.

MR. PETRO: Right now, it's stopping the garbage from being dumped.

MR. DUBALDI: Do we have the authority to approve a map with a chain link fence over the town road?

MR. PETRO: Highway superintendent tells me it's okay with him.

MR. LANDER: Does he know it's there?

MR. BABCOCK: It would be up to him.

MR. LUCAS: Do they close it every night?

MR. HILDRETH: Nights and weekends, yeah.

MR. LUCAS: As far as fire are concerned, we have properties that when we go, we have keys in the fire department and that maybe the case if they need accessibility of course we can cut the lock.

MR. PETRO: Let me poll the board, Carmen, remove it or let it stay?

MR. DUBALDI: Remove.

MR. STENT: Let it stay.

MR. LANDER: Remove.

MR. LUCAS: I'd like to see it moved back.

MR. BABCOCK: That is not option C, remove or stay.

MR. LUCAS: Remove it.

MR. DUBALDI: What's your opinion, Mr. Chairman, I'd like to know for the record?

MR. PETRO: Well, we have just polled the board, I think I can see it staying and not bothering anything, in reality, in law, what's the right words I'm looking for.

MR. BABCOCK: Bill, do you know how many years this gate's been there?

MR. HILDRETH: No, I don't, I have been involved with this project since 1994, it was there then.

MR. LANDER: It wasn't there when Eljer Plumbing was there, it wasn't there when Eljer moved out, I don't know who had it after that.

MR. PETRO: Bill, there's three members that want it removed and two that want to stay so have it removed

and tell him that is the way it is.

MR. HILDRETH: Any dumping that is done on the road, town road, they can expect the town?

MR. PETRO: Call the town and have it removed.

MR. HILDRETH: If they have to put another gate somewhere else as long as it's on their property that is okay?

MR. PETRO: Yes.

MR. LANDER: I think it's just a matter of law.

MR. LUCAS: Motion we grant final approval.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded for the planning board to give final approval for the Verla final site plan amendment on Route 300. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Andy needs to talk to the board and we'll see if in anyone else has any comments.

MR. STENT: If they are going to put a gate on there, down lower on their property, should be on this site plan.

MR. HILDRETH: All right, when I tell him what happened tonight, if they can make up their mind.

MR. STENT: Should be on a site plan before we sign it.

July 23, 1997

33

MR. HILDRETH: I can add that with the board's permission without having to come back?

MR. PETRO: That is fine.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: VERLA INTERNATIONAL SITE PLAN AMENDMENT
PROJECT LOCATION: NYS ROUTE 300 (TEMPLE HILL ROAD)
SECTION 4 - BLOCK 3 - LOT 13.1
PROJECT NUMBER: 97-23
DATE: 23 JULY 1997
DESCRIPTION: THE APPLICANT PROPOSES THE CONSTRUCTION OF A 14,000 SQUARE FOOT ADDITION TO THE REAR OF THE MAIN BUILDING. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 9 JULY 1997 PLANNING BOARD MEETING.

1. As previously indicated, the site plan appears to comply with the bulk requirements for the PI Zoning District of the Town.

The Applicant's Surveyor has addressed all of my previous review comments.

2. One issue discussed at the previous meeting was the existing chain link gate across Industrial Way. The plan now indicates that this gate will be removed. The Board should review the letter from Verla International dated 11 July 1997 and consider referring this letter to the appropriate Town officials to take action to avoid a reoccurrence of the problems noted therein.

3. At this time I am aware of no other outstanding issues with regard to this application.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:VERLA2.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: VERLA INTERNATIONAL SITE PLAN AMENDMENT
PROJECT LOCATION: NYS ROUTE 300 (TEMPLE HILL ROAD)
SECTION 4 - BLOCK 3 - LOT 13.1
PROJECT NUMBER: 97-23
DATE: 9 JULY 1997
DESCRIPTION: THE APPLICANT PROPOSES THE CONSTRUCTION OF A
14,000 SQUARE FOOT ADDITION TO THE REAR OF THE
MAIN BUILDING. THE PLAN WAS REVIEWED ON A
CONCEPT BASIS ONLY.

1. The property is located within the PI Zoning District of the Town. The "required" bulk information on the plan appears correct for use A-15, with the exception of the need for a correction to the rear yard setback requirement. The Site Plan appears to comply with the minimum bulk requirements, although at least one correction appears necessary to the "provided" information.

The parking requirements table indicates a total of 126 parking spaces provided. I cannot locate these full number of spaces on the plan. The off-street parking provisions should be discussed with the Applicant's representative.

The Applicant's Surveyor should check the loading requirements. It is my belief that a total of only four may be required (not five).

2. At this time I am aware of no significant site issues with regard to this proposed addition. I am aware of an evaluation being performed by the Fire Inspector's office relative to this proposed addition. If that review requires reorientation of the proposed addition, I will review the revised plan, once submitted.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:.verla.sh

REGULAR ITEMS:

VERLA INDUSTRIES (97-23) TEMPLE HILL ROAD

Mr. William Hildreth appeared before the board for this proposal.

MR. HILDRETH: This is Verla Industries, west side Temple Hill Road, everybody knows where it is. It's located in a PI zone, use group A15, it's a permitted use. What they are planning now this is an amendment to the site plans that you have seen in the past, what they are planning now is the addition of a 14,000 square foot warehouse in the western part of the main complex, what the reason for this is they have some storage problems with some I guess it's chemicals that need to be stored in a certain fashion according to the building code. Where they are now doesn't meet code. So they are either going to provide a space in this new warehouse that meets code and then they need this new space to take that up or they are going to make this meet the code, I don't know which they are going to do but they needed space.

MR. PETRO: Zoning is fine?

MR. HILDRETH: Yes, what it means with the site plan is a little jiggling of the site plan, parking spaces are shown, meets the code as long as the loading requires. What has happened in the meantime, as I understand it and I have some of the comments is that some of the aspects, particularly the parking on the previous plans have not been met, the main one I think is striping.

MR. BABCOCK: Right.

MR. HILDRETH: I believe that occurs in the front, the eastern part of the portion.

MR. PETRO: Blacktop not striped.

MR. BABCOCK: It's striped but it's not correct.

MR. HILDRETH: Part of the jiggling of the parking in this site plan is going to require extending the

parking lot a little more and providing a second exit entrance out onto Industrial Way, it relieves the congestion during the peak shift change here at the current holding entrance and provides for some additional parking. All this is going to be paved when that gets done and reworked. It has to be re-stripped.

MR. PETRO: Needs to be re-paved.

MR. HILDRETH: This is all going to be paved, yes.

MR. PETRO: These parking spots on this plan being you're here with the amended plan are what size?

MR. HILDRETH: Oh, the other thing I was able to do was change them, all the previous plans were 10 x 20, by going to 9 x 19, I was able to gain some spaces, we lost quite a few spaces because of putting this, I gained some by that, I gained some by doing the new entrance and to make up the difference, I had to extend this parking lot, it's on the south side of the freestanding building here a little bit more, means moving a propane tank.

MR. PETRO: Back out on the parking with the 25 feet so did you check on that?

MR. HILDRETH: Aisle space is 25, it means it also means extending the sidewalk and removing these four nice oak trees but they have no choice, they have to do this if they want to do that.

MR. PETRO: Now, the proposed 14,000 square foot they came in not to long ago, we did 19,550.

MR. HILDRETH: That is this one, correct, all right.

MR. PETRO: There's two new ones.

MR. HILDRETH: First one was 19,550 on the north side of the building, second one was the freestanding one that involved a lot line change as well, now we're doing the 14,000 right here in the corner.

MR. PETRO: And it's storage, how do you calculate

parking on that?

MR. HILDRETH: Based on per thousand square feet of warehouse and it's also based on office which was already taken care of before the office space changing so that calculates and remains the same, we need 33 spaces for manufacturing office we now need 93 because of the warehouse calculation which is one per thousand total 126, count them, there's 126.

MR. PETRO: Mark, you're satisfied with the 126? I cannot locate the full number of spaces on the plan.

MR. EDSALL: I don't find 126 but I can be incorrect.

MR. HILDRETH: I did this so many times. How short are you?

MR. EDSALL: Well, we'll compare numbers.

MR. HILDRETH: Okay, I think they'll fit but if I am one or two short, it's because I didn't add right.

MR. STENT: On the building in the back 20,000 square foot warehouse, we have the parking on the south side of the building, how do you get access to the parking lot?

MR. HILDRETH: Off of the end of Industrial Way, they created the driveway that also goes around the back but it turns right and goes into the front of the building.

MR. PETRO: We do have fire approval on 7/8/97 and highway approval 7/8/97 and water approval 7/3/97, so evidently the fire inspector does not have a problem with getting around this site.

MR. LANDER: Is there still a gate, chain link gate?

MR. HILDRETH: It's there but it's always open.

MR. LANDER: Cause that is a town road?

MR. HILDRETH: I know, I think it was installed way back when for security purposes, there's no need for

it, it's always open. I can take it off the plan. It's there. I show stuff that is there.

MR. PETRO: No sense taking it off the plan, it's there.

MR. LANDER: Well, it shouldn't be there, number one. But I think that if it is, I know it's there because I see it on the plan and I knew it was there anyway, but I think we should remove it and take it off the plan.

MR. PETRO: Just have it removed.

MR. LANDER: I think we asked for that the last time they were in but--

MR. PETRO: What about drainage off this building, I know the topo goes down to the left.

MR. HILDRETH: Everything works right now and what I am suggesting with the new paved parking is not to curb it so it's fairly flat through here but it's a downgrade away from Temple Hill Road. This is a grass area here, there's a slight swale on the north side of Industrial Way that keeps everything where it belongs and goes out the back.

MR. STENT: What's down the back?

MR. HILDRETH: Woods.

MR. STENT: Who owns that?

MR. HILDRETH: Well, it's car lights but it's the same people owns the piece right behind and the piece across the street.

MR. PETRO: There's a big drainage ditch to the north that is the 20 foot that goes across the street over to Miller's property underneath Temple Hill Road.

MR. HILDRETH: Yeah, underneath Temple Hill Road.

MR. PETRO: I forget the size of it but I know it's pretty large.

MR. HILDRETH: It's 4 x 6. It's pretty big.

MR. PETRO: That is going to be kept free and clean obviously, Schlesingers next door uses that because they have a little problem with water in the front and it drains into that ditch.

MR. HILDRETH: I saw that as one of the comments Mr. Chairman, I can tell him just as you can, I don't know, can we put anything on here that will help as far as the site plan presentation? What can I do about that to help? I know I have got three pages of checklist, some of which have been done.

MR. PETRO: It says 20 foot wide drainage easement and it's defined on the map as long as it's there, that is what it says and it must remain so I'm satisfied with that.

MR. LANDER: It's pretty substantial. Mr. Chairman, the ditch itself, not the easement, the ditch itself is substantial.

MR. PETRO: Motion to take lead agency.

MR. DUBALDI: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency for the Verla Industries site plan amendment Route 300 and Temple Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Let's discuss briefly public hearing, Schlesingers, which is a business to the north and to the south, we have what, Bill?

MR. HILDRETH: I'm sorry, I was reading the comments.

MR. PETRO: To the south of this is what?

MR. HILDRETH: As far as ownership?

MR. PETRO: Yeah, what's there?

MR. HILDRETH: It's a trucking place.

MR. BABCOCK: It's a vacant building right now.

MR. PETRO: Used to be a trucking place then, it's nothing, just nothing.

MR. LUCAS: Height of this is not going to be anymore than the existing height so Schlesingers won't see any of it.

MR. HILDRETH: I don't think so.

MR. LUCAS: On the other side it's all the trucking place.

MR. HILDRETH: It's under the same ownership, it's all--

MR. DUBALDI: Make a motion we waive the public hearing.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for Verla Industries site plan amendment on Route 300 under its discretionary judgment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: I don't think that we need to. Does anyone see any positive dec here by any chance? I mean I think the water just going to be surface water coming off the building, we're not impacting the site in any other way. Mark, do you agree with that?

MR. EDSALL: I don't see any significant impacts.

MR. PETRO: Any of the members see any significant impacts?

MR. DUBALDI: Make a motion we declare negative dec under SEQRA process.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Verla Industries site plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: If you clean the gate off there, get rid of that, doublecheck the parking with Mark and it says existing parking and new parking spaces, I want to show that to be paved somewhere on there and striped.

MR. HILDRETH: Okay, as far as a note or--

MR. PETRO: Just a note to be paved and striped.

MR. HILDRETH: Well, some of it's--

MR. PETRO: If it's existing, show existing and anything that is going to be new.

MR. HILDRETH: All of this new is going to be paved this is already paved that new is going to be paved, I'm showing three more up here, this is a gravel area.

MR. DUBALDI: Just show it on the map.

MR. HILDRETH: Not a problem.

MR. PETRO: So when we go to the site plan review, if it is paved you're going to have to bond it.

MR. HILDRETH: Idea is to get everything paved and striped when they are done, when they are done, I agree.

MR. PETRO: Just show existing and new, I took care of the drainage easement.

MR. HILDRETH: With respect to Mark's comments about the loading, if I discombobulated the calculations and I put four, they are going to get five because they need that.

MR. PETRO: Clean that up and we'll do a ones over on the next night.

MR. HILDRETH: With respect to the other punch list items that have been discussed by all, does that need attention or as long as it's done as part of and before final C.O. or whatever for this last thing, is that all right? I don't know.

MR. PETRO: I don't quite get your question.

MR. HILDRETH: There have been and I'm getting this piecemeal from all kinds of sources, Mark's been very helpful, he's given me all the memorandums and whatnot that he has put out but there's the parking lot striping, there was some other things, handicapped signs.

MR. BABCOCK: He has a bond up for that.

MR. EDSALL: They have not completed their site work properly and it's been an outstanding item for quite a while so the question becomes is there anything else you want to do to, give them an incentive to get done correctly?

MR. PETRO: No, what I want you to do is exactly what I said, clean up the plan with the comments that were said tonight, you can handle the rest through Mike Babcock's department, whatever he feels, as far as the releasing bonds, okay.

MR. EDSALL: You got it.

MR. PETRO: You understand what I am trying to say? Clean up the plan, the gate, the parking, what else was this, show the asphalt, Bill.

MR. HILDRETH: Note about the parking and striping?

MR. PETRO: Whatever we asked for and that is it.

MR. HILDRETH: Thank you very much.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

22 July 1997

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

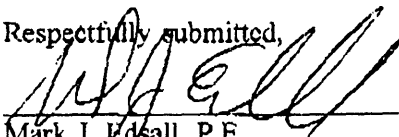
FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: VERLA INTERNATIONAL SITE PLAN
NEW WINDSOR PLANNING BOARD NO. 97-23

I have received a Cost Estimate for the key site improvements from Grevas & Hildreth for the subject project. Please be advised that it is my opinion that the Cost Estimate, with a total amount of \$12,500.00, is acceptable for this application.

If you have any questions regarding the above, please do not hesitate to contact me.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:7-22-2E.mk



463 TEMPLE HILL RD., NEW WINDSOR, NY 12553

PHONE: 914-561-2440
FAX: 914-561-8308

July 11, 1997

Town of New Windsor Planning Board
Attention: James r. Petro, Chairman
555 Union Avenue
New Windsor, NY 12553

RE: Proposed New Addition for Verla

Gentlemen:

With reference to your request to remove the security gate from the lower road of Industrial Way, we will be more than willing to comply. However, we feel it is important for you to know the reason we felt this structure was necessary.

At great expense to Verla we totally purged the area from materials that were illegally dumped on the lower road of our property. A substantial amount of raw garbage and building materials were constantly dumped at night and weekends and we were able to stop this illegal dumping by securing the area on off hours. If the gate is removed would it be possible to have the area patrolled so that we do not have a reoccurrence of this very serious problem.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Robert Roth", is written over a horizontal line.

Robert Roth

CC: Mr. Hildreth

RESULTS OF P.B. MEETING

DATE: July 9, 1997

PROJECT NAME: Vanda Industries PROJECT NUMBER 97-23

LEAD AGENCY: * NEGATIVE DEC:

M) D S) LM VOTE: A 5 N 0 * M) D S) LM VOTE: A 5 N 0

CARRIED: YES ✓ NO * CARRIED: YES: ✓ NO

PUBLIC HEARING: M) D S) LM VOTE: A 5 N 0

Waive

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.E.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Check count of parking spaces

approve pte.

etc

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Verla International, Ltd.

Date: 21 October 1997

Planning Board Reference Number: PB-97-23

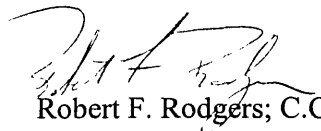
Dated: 17 October 1997

Fire Prevention Reference Number: FPS-97-053

A review of the above referenced subject site plan was conducted on 21 October 1997.

This site plan is acceptable.

Plans Dated: 16 October 1997 Revision 2



Robert F. Rodgers; C.C.A.



1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 23

DATE PLAN RECEIVED: RECEIVED OCT 17 1997

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Verla International has been

reviewed by me and is approved ☒ _____

~~disapproved~~ _____

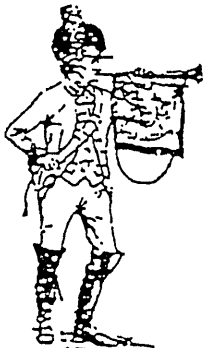
If disapproved, please list reason _____

This property has town water

HIGHWAY SUPERINTENDENT DATE

Steve D. D.O. - 10-21-97
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

OCT 20 1997

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 97 - 23

DATE PLAN RECEIVED: RECEIVED OCT 17 1997

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason _____

James Sullivan 10/20/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor

P/B # 97 23

WORK SESSION DATE: 16 OCT 97

APPLICANT RESUB.
REQUIRED: new plan

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: VERLA S/P Am

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: Bill Hildreth

MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. _____
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

eliminate expansion of warehouse

want to improve parking anyway

revised plan

Return to P/B for advisory
(already cond. app'd)

agenda 10/22

4MJJE91 pbwsform



555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 23

DATE PLAN RECEIVED: RECEIVED JUL - 2 1997

RECEIVED

JUL 03 1997

N.W. HIGHWAY DEPT

The maps and plans for the Site Approval ☒
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒
disapproved _____.

If disapproved, please list reason _____

W. James Smith 7/8/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Verla International, L.T.D.

Date: 8 July 1997

Planning Board Reference Number: PB-97-23

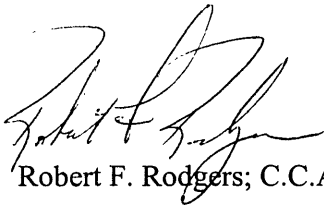
Dated: 2 July 1997

Fire Prevention Reference Number: FPS-97-032

A review of the above referenced subject site plan was conducted on 7 July 1997.

This plan is acceptable.

Plans Dated: 1 July 1997.

A handwritten signature in black ink, appearing to read 'Robert F. Rodgers', is written over the printed name.

Robert F. Rodgers; C.C.A.

RFR/dh



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # -

WORK SESSION DATE: 2 July 97 APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Verla.

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: WBH

MUNIC REPS PRESENT: BLDG INSP. and
FIRE INSP. Rich
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 14000SF add'n
- Under work - 1) front striping wrong 3)
2) clean out barrels & pockets
- Pkg revised OK
- next avail agenda
after plan

4MJ91 pbwsform

TOWN OF NEW WINDSOR

97 - 23

"XX"

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. _____ Site Plan X Spec. Permit _____1. Name of Project VERLA INTERNATIONAL, LTD
AMENDED SITE PLAN2. Name of Applicant VERLA
INTERNATIONAL, LTD. Phone 561-2440Address 463 TEMPLE HILL ROAD NEW WINDSOR, N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)3. Owner of Record (SAME) Phone (SAME)Address (SAME)
(Street No. & Name) (Post Office) (State) (zip)4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C.Address 33 QUASSAICK AVENUE NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)5. Attorney / Phone /Address /
(Street No. & Name) (Post Office) (State) (zip)6. Person to be notified to represent applicant at Planning
Board Meeting GREVAS & HILDRETH, L.S., P.C. Phone 562-8667
(Name)7. Project Location: On the WEST side of TEMPLE HILL ROAD
AT THE NORTHWEST (street)
INTERSECTION of INDUSTRIAL WAY
(direction) (street)8. Project Data: Acreage of Parcel 6.19 Zone P I,
School Dist. NCSD9. Is this property within an Agricultural District containing
a farm operation or within 500 feet of a farm operation
located in an Agricultural District? Y _____ N XIf you answer "yes" to question 9, please complete the
attached Agricultural Data Statement.

10. Tax Map Designation: Section 4 Block 3 Lot 13.1

11. General Description of Project: NEW 14,000 S.F.

WAREHOUSE BUILDING

12. Has the Zoning Board of Appeals granted any variances for this property? yes X no.

13. Has a Special Permit previously been granted for this property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

23 day of JUNE 1997

[Signature]
Applicant's Signature

Robert Beal

Notary Public
Notary Public, State of New York
No. 0185753447
Qualified in Ulster County
Commission Expires 7-31-98

TOWN USE ONLY:

RECEIVED JUL - 2 1997

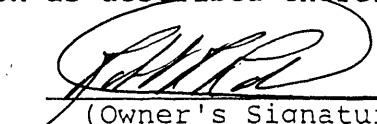
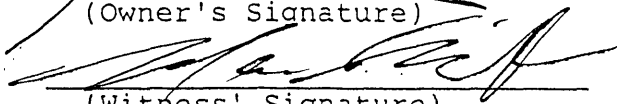
Date Application Received

97-23

Application Number

APPLICANT'S PROXY STATEMENT
(for professional representation)for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

ROBERT R. ROTH, deposes and says that he
(Applicant)
resides at 14 LINDA ANN DRIVE, WALLKILL, N.Y. 12589
(Applicant's Address)
in the County of ULSTER
and State of NEW YORK
and that he is the applicant for the VERLA INTERNATIONAL, LTD.
AMENDED SITE PLAN
(Project Name and Description)
which is the premises described in the foregoing application and
that he has authorized GREVAS & HILDRETH, L.S., P.C.
(Professional Representative)
to make the foregoing application as described therein.
Date: 23 JUNE 1997


(Owner's Signature)
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

PROJECT I.D. NUMBER

617.21

Appendix C

RECEIVED JUL - 2 1997

97 - 23 SEQR

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>VERLA INTERNATIONAL, LTD.</u>		2. PROJECT NAME <u>VERLA INTERNATIONAL, LTD.</u> <u>AMENDED SITE PLAN</u>	
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>463 TEMPLE HILL ROAD, NEW WINDSOR, N.Y. 12553</u> <u>TAX MAP SECTION 4 BLOCK 3 LOT 13.1.</u>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <u>CONSTRUCTION OF 14,000 SQUARE FOOT WAREHOUSE BUILDING</u>			
7. AMOUNT OF LAND AFFECTED: Initially <u>6.19</u> acres Ultimately <u>6.19</u> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <u>VERLA INTERNATIONAL, LTD.</u>		Date: <u>1 JULY 1997</u>	
Signature: <u>William B. Hittred, L.S. (PREPARED)</u>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
<hr/>	
Name of Lead Agency	
<hr/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	<hr/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
<hr/>	
Date	

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> Revision Dates | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> Area Map Inset | 36. <input checked="" type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal System |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> Plot Plan | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input checked="" type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> Bulk Table Inset |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 100 sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 47. <input checked="" type="checkbox"/> Building Coverage (% of |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | Total Area) |
| | 48. <input checked="" type="checkbox"/> Pavement Coverage (sq. ft.) |
| | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of |
| | Total Area) |
| | 50. <input checked="" type="checkbox"/> Open Space (sq. ft.) |
| | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop. |
| | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req. |
- PROPOSED IMPROVEMENTS
22. ☒ Landscaping
23. ☒ Exterior Lighting
24. ☒ Screening
25. ☒ Access & Egress
26. ☒ Parking Areas
27. ☒ Loading Areas
28. ☒ Paving Details
(Items 25-27)

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. N/A A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: William B. Aldrich, L.S.
Licensed Professional

Date: 1 July 1997

1001884

"XX"

RECEIVED JUL - 2 1997

97 - 23

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THIS PROPERTY IS NOT IN A FLOOD ZONE

William B. Heldreel